

## CHOA Board Meeting Minutes

February 12, 2024

Copperfield Clubhouse

Present: Ron Bekebrede, Kathleen Mullins, Pat Dour, Erin Herndon, Todd Guilford

Guests: Susan Nevels, Jeff Harden, Rachel Howe, Bill Cotton, Al Ptrash, Ben Curtis, Jeff Siems, Marti Siems, Sandy Davis, Rick Davis, Bruce Adams, Chelsea Sellers, Adam Sellers, Carson Campbell, Linda Wood, Linda Kratt, Travis Condra, Jason Mullins, Annie Fisk, and Jamie Albritton

Called to order at 7:00 pm

### **Open Forum/New Business**

Some residents came to the board meeting in regards to several issues that they wanted clarification on. These topics are as follows:

The budget and 2023 expenditures. The board is committed to posting all financial documents on the website so residents are well informed of income and expenditures.

There was a question about the increase in Waste Management and Snow Removal. The previous contract with Waste Management expired at the end of 2023. It had been in place for more than 10 years with the same pricing. Consequently the costs nearly doubled for the new 3 year contract. In addition the service was reduced to 1 can per household. The Board invited and received bids from 5 vendors active in the Louisville market. Regretfully our longtime vendor for Snow plowing passed away last year. He was a 1 man operation who provided good service for a very low cost. The Board invited and received bids from several vendors. As was the case with the garbage

collection, the cost more than doubled for the same number of incidents and same service.

A resident asked if we could publish a snapshot of bids with details of services provided. The board will work on this going forward.

Residents asked about parking on the street. It was explained that deed restrictions are different in different sections of the neighborhood. Parking on streets during the PGA was also discussed. The HOA can put up signs, but ultimately Copperfield streets are city streets.

A resident requested that an agenda for the HOA board meeting be sent out two weeks prior to the meeting so residents can decide if they would like to come to the meeting or not.

Residents asked about the Eastwood Project, the board said they would send out the information that was presented to them in January. Erin said that the board does not have an opinion on the project.

Question about the GL insurance. We were just notified that Nationwide will not be renewing us; they are getting out of the HOA business. Our broker is working to find the best insurance at an affordable rate.

One resident brought up that she did not know about the increase until she received her invoice by email. A message was sent out through Memberment about a possible increase that could be up to \$200. The board explained that they are looking at a new platform to help streamline communication so all residents will receive what is sent out.

A resident asked about the difference between what the GM duties are versus what the Accountants duties are. The GM does everything except reconcile

the books. The accountant checks over what the GM does and reconciles. The accountant was used a little more this year to train the GM on some duties that the GM would be taking over going forward.

A resident asked for an update on the leak in the pool. We are waiting for slightly better weather and then we will start looking at the underwater lights and see if the leak can be found there. If not, we will be looking to have another camera test run in the spring. We know there is not a leak under the pool now but still do not know exactly where the leak is.

A resident asked about the light post and court islands. Pat addressed both of them. The light posts belong to LG&E. We can put tickets in to have LG&E repair. Pat will work with the landscaping committee on which islands they will work on and when that will take place.

### **Old Business**

→ N/A

### **Maintenance**

- One of the two annual plant bids is back. Klausings bid will be in, in the middle of next week. Pat will set a date for the committee the week after next to have them look over the contracts then he will bring them to the board.
- Sandy Kleinhenz requested we replace boxwoods then use leftovers. Pat doesn't agree with that but they are still in discussions with it.
- It will be \$800 to replace the dead plants.
- Entrance street sign behind the serpentine wall has been repaired and straightened.

- A few contractors have been contacted to remove the 8 dead trees that we have currently. Pat will inform us of the results when he gets all of the information.
- A couple of residents inquired about the trees that were cut down on Wickfield at Micawber Way. This was a city project. As they were repairing the sidewalks they came across the tree roots that were the cause of the sidewalk problem. The city will replace the trees in the fall.
- Current snow plow provider is Minor and Company. We are pleased with the service so far.
- Waste Management has an app that can be used to communicate with them about bulk pickups or missed pick ups. When all residents are put into the app by WM we will put the information out to the residents so they are aware of the tool to use when they have a problem.

## **Finance**

- Ron went over different reports with the board as much as he could as he couldn't portray the reports on the television because it was not working. He will send all reports out to the board through email then have them posted on the website.
- Ron made a motion to have no anonymous complaints. No other board member seconded the motion. Motion denied.
- Ron inquired about how Nextdoor works. Others informed Ron that when posts and/or comments are deleted it is out of the control of the Copperfield Board.
- Mullins asked why we are not paying off the LOC so we can save the interest then dip back into it if/when needed. Ron will present a couple of projections for paying the LOC off.
- How many are on Auto Withdrawal - there are currently about 30 residents who are taking advantage of the prepay auto withdrawal program.

## **Pool**

- PPM can not do the contract with just the maintenance so we have to do chemicals too.
- No more gate guard, we will have a 3rd guard and they will rotate into the gate position throughout the day.
- Contract should be \$62000. There is a \$12,000 increase in our contract because we have to have 3 lifeguards, but without a gate attendant (lifeguard rotating as the attendant) we save \$6,000. So we will need to reallocate \$6,000 from other areas to cover the increase.
- Todd will inquire about late night swims.
- Ashlie Hatton sent communication out to have posted for guards to apply for the positions available this summer.
- We do still have a leak. It is not going below the lane marker. The bottom is fixed but somewhere from the drain to the pump house or the lights there is still a leak.. Todd will look into

## **Activities**

- Kathleen has scheduled our Easter Bunny event with Madalyn Brock and Annie Fisk for March 23rd. An invite will go out soon!
- Kathleen will get some concrete numbers for the Mulch party to make sure we have enough help.
- Kathleen is working on several other events for the remainder of the year including Food Trucks.

## **Civic Action**

- Architectural Change Request (ACR) for a pool at 17002 Ashburton needs a permit from Metro Louisville before it can be reviewed for approval. Erin will contact the resident and let them know what else is needed.
- ACR for 213 Wickfield was approved. Pat made a motion to approve and Kathleen seconded. Erin will notify the resident of the decision.

- ACR for 14304 Micawber Way for adding additional space extending out of the rear of the house is pending due to needing more information from the residents to approve.
- ACR for 14211 Glendower Dr for adding aluminum fence in backyard is pending due to needing additional information from the resident.
- Kathleen reported out that the resident on Steerforth with only the front of the home painted is planning to paint the remainder of the home when the weather is right and will keep the board posted on the progress.

Meeting adjourned at 9:05.

Next meeting will be Monday, March 11, 2024.